

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: September 20, 2005  
Public Hearing: October 11, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An Ordinance changing the zoning of Tract 465, Sunrise Acres No. 1, El Paso, El Paso County, Texas from R-4 (Residential) to R-3A Residential). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 8021 N. Loop Road. Applicant: Center Line Home Builders/Juan Licon. ZON05-00076 (District 2)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF TRACT 465, SUNRISE ACRES NO. 1, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-3A (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS**, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Tract 465, Sunrise Acres No. 1, El Paso, El Paso County, Texas*, be changed from R-4 (Residential) to R-3A (Residential), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

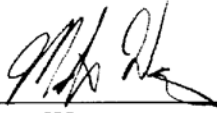
\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

*(Signatures continue on following page)*

**APPROVED AS TO FORM:**



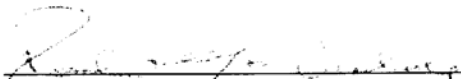
\_\_\_\_\_  
Matt Watson  
Assistant City Attorney  
Doc No. 16307

**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER



GEORGE G. SARMIENTO, AICP DEPUTY DIRECTOR

CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8  
**PLANNING,**

**RESEARCH &  
DEVELOPMENT DEPARTMENT**

September 13, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** \_\_\_ZON05-00076

The City Plan Commission (CPC), on August 25, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

**Attachment:** Location Map, Site Plan

## **STAFF REPORT**

**Rezoning Case:** ZON05-00076

**Property Owner(s):** Center Line Home Builders

**Applicant(s):** Juan Licon

**Representative(s):** Carlos Jimenez

**Legal Description:** Tract 465, Sunrise Acres No. 1

**Location:** Southwest corner of Skyline and Neptune

**Representative District:**

**Area:** # 2

**Present Zoning:** 1 Acre

**Present Use:** R-4 (Residential)

**Proposed Zoning:** Vacant

**Proposed Use:** R-3A (Residential)

**Recognized Neighborhood Associations Contacted:** Residential

**Surrounding Land Uses:** Northeast Civic Association; Northeast Healthy Communities

|              |   |
|--------------|---|
| <b>North</b> | -   |
| <b>South</b> | -   |
| <b>East</b>  | -   |
| <b>West-</b> | R-3A (Residential) / Single-Family<br>R-4 (Residential) / Single-Family C-<br>1 sc (Commercial) / Vacant R-4<br>(Residential) / Single-Family |

**Year 2025 Designation:** Residential (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, AUGUST 25, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**ITEM # 9**

**Zoning Case: ZON05-00076**

**General Information:**

The applicant is requesting a rezoning from R-4 (Residential) to R-3A (Residential) in order to permit single-family homes. The property is 1 acre in size and is currently vacant. The proposed site plan shows 7 lots to be located on the site. Access is proposed via Neptune and Skyline. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-4 (Residential) to R-3A (Residential).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the Northeast Planning Area designates this property for **Residential** land uses.

**R-3A (Residential) zoning** permits Single-Family Residential and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-3A (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Residential be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

Zoning: Meets minimum yard and lot standards.  
Landscaping: Landscape ordinance does not apply to this project.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.  
Note: Sidewalks ADA compliant shall be provided.

Fire Department Notes:

No objections.

El Paso Water Utilities Notes:

No objections.

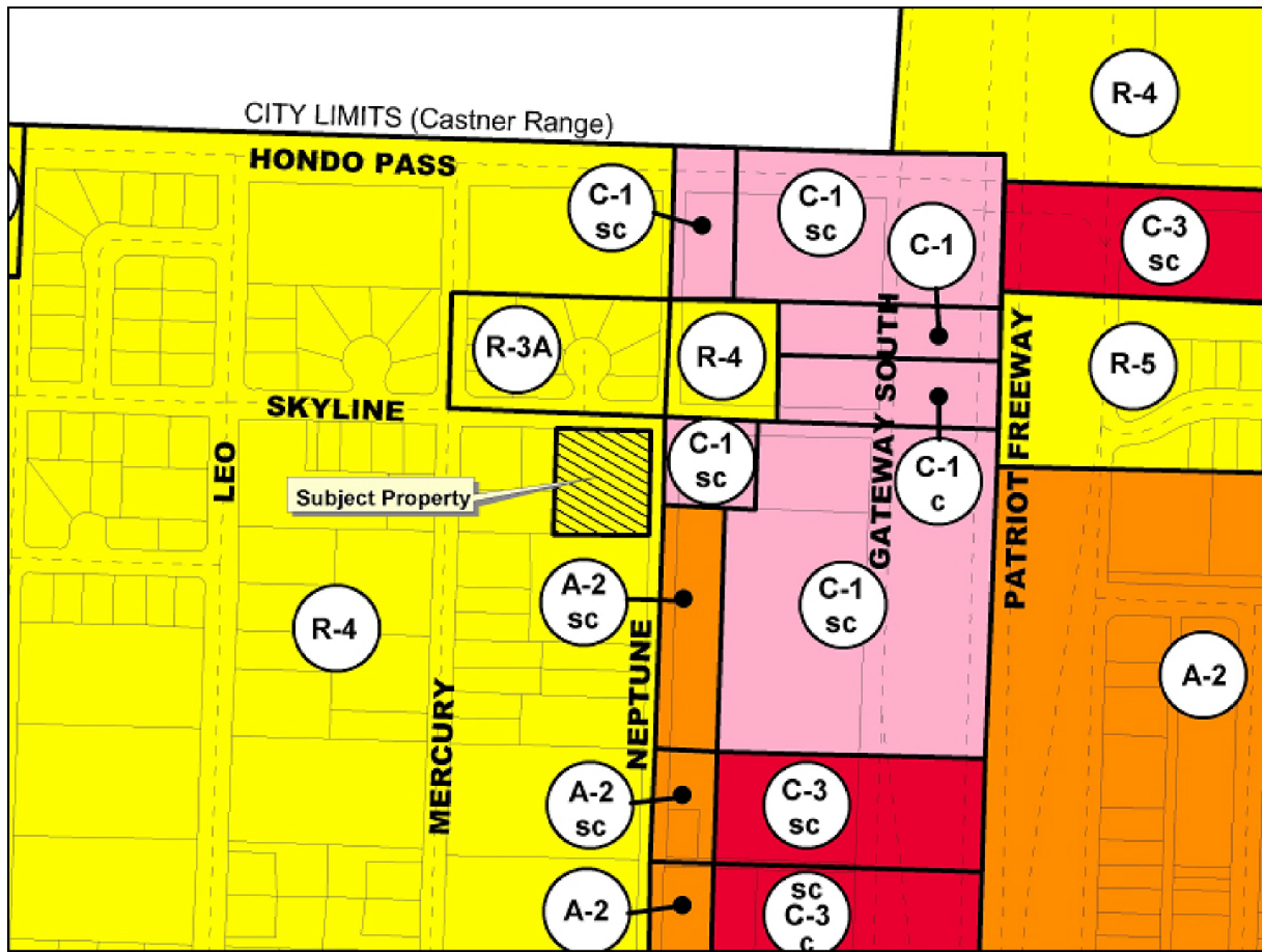
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential land uses.
- B. R-3A (Residential) zoning permits Single-Family Residential and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Location Map.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP





**AERIAL MAP**



# GENERALIZED PLOT PLAN

